

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Monday, November 16, 2015 at 4:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth,
Texas



CITY PLAN COMMISSION

NOVEMBER AGENDA

Friday, November 20, 2015

1:30 PM

1000 Throckmorton St.

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/boards/planninganddevelopment/>

Commissioners:

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Sloan Harris, CD 3

Mark Brast, CD 4

Robert Horton, CD 5

Stephanie Spann, CD 6

Stephen Barrett, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

I. WORK SESSION:

12:00 PM

Pre-Council Chamber

A. Correspondence & Comments

Staff & Chair

B. Lunch

C. Review of Cases on Today's Agenda

Staff

D. Briefing on Connectivity Text Amendment

Staff

E. Briefing on Fire Department Five Year CIP

Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Continued Cases (2)

1. 6001 Columbus Trail (Waiver Request). Council District 6.

- a. Being approximately 7.4 acres in the J. Asbury Survey, Abstract 52, City of Fort Worth, Tarrant County, Texas.
- b. Location: 6001 Columbus Trail.
- c. Applicant: Tarrant Regional Water District.
- d. Applicant Requests: Approval of a waiver of the requirement to plat property in order to obtain a building permit.
- e. DRC Recommends: Denial of the requested waiver.

2. VA-15-025 An Alley in Block 29, Tucker's Addition. Council District 9.

- a. Being an alley in Block 29, Tucker's Addition, an addition to the City of Fort Worth, Tarrant County, Texas dedicated by the plat recorded in in Volume 63, Page 124, PRTCT.
- b. General Location: South of east Leuda Street, north of east Terrell Avenue, east of south Main Street, and west of Bryan Avenue.
- c. Applicant: David Motheral.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Denial of the recommendation.

D. Consent Cases (3)

3. PA-15-006 Lot 12R, Block 7 Meadows West Addition. Council District 3.

- a. Being an abandonment of 12R, Block 7, Meadows West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 887, PRTCT.
- b. Location: 4905 Bradford Court.
- c. Applicant: Williams R. and Jane R. Hoot.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment which is in compliance with the Subdivision Ordinance.

4. PP-15-059 Lots 1R1-1R5, Block 7, Linwood Addition: 4 Single-Family Attached Lots and 1 HOA Private Shared Access Lot. Council District 9.

- a. Being a Replat of Lot 1, Block 7, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 2824 Wingate Street.
- c. Applicant: Arcon Builders, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

5. PP-15-060 Lots 19R1-19R6, Block 16, Linwood Addition: 5 Single-Family Attached Lots and 1 HOA Private Shared Access Lot. Council District 9.

- a. Being a Replat of Lots 19 and 20, Block 16, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 2728 and 2734 Merrimac Street.
- c. Applicant: Arcon Builders, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

E. New Cases (11)

6. FS-15-177 Lots 1R1 and 1R, Block 1, Timberview Golf Club Addition (Waiver Request). ETJ-Tarrant County.

- a. Being a Replat of Lot 1, Block 1 Timberview Golf Club Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 6823, PRTCT.
- b. Location: 4274 Timberview Road.
- c. Applicant: Cary Brown Family Foundation.
- d. Applicant Requests: Approval of a waiver to allow a lot in the Extra Territorial Jurisdiction (ETJ) to be platted with only fifty (50) feet of frontage rather than the minimum required one hundred (100) feet.
- e. DRC Recommends: Approval of the requested waiver.

7. FS-15-212 Lots 2R1 and 2R2, Block 33, Mira Vista Addition. Council District 7.

- a. Being a Replat of Lot 2, Block 33, Mira Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D211012221, PRTCT
- b. Location: 6755 Wade Hampton Court.
- c. Applicant: Larry and Debbie Kalas.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield.

8. VA-15-029 Portion of East 1st Street and Portion of Maple Street. Council District 8.

- a. Being a vacation of a portion of East 1st Street, as dedicated by plat recorded in Volume 106, Page 136, PRTCT and a vacation of a portion of Maple Street, as dedicated by plat recorded in Volume 388-191, Page 86, PRTCT.

General Location: South of State Highway 121, north of 4th Street, east of North Freeway Drive and west of the Trinity River

- b. Applicant: Topgolf.
- c. Applicant Requests: Approval of a recommendation to City Council for the vacation of portions of East 1st Street and Maple Street.
- d. DRC Recommends: Approval of the request.

9. PP-15-021 Longhorn Business Park: 9 Industrial Lots. Council District 2.

- a. Being approximately 27.149 acres in the A. F. Albright Survey, Abstract Number 1849, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Windy Ryon Way, north of NE Loop 820 and south of Longhorn Road.
- c. Applicant: Hartman-RPC, LLC.
- d. Applicant Requests: Approval of the preliminary plat, approval of a waiver to allow an industrial area to be served by a cul-de-sac, and approval of a waiver of the required street stub out to the unplatted tract to the west.
- e. DRC Recommends: Approval of the preliminary plat and approval of the two requested waivers.

10. CP-15-007 Crimson Ridge: 43 Acres of Single-Family Detached, 25-Acre School Site, 21 Acres of Multi-family, and 2 Acres of Private Open Space. Council District 8.

- a. Being approximately 100.931 acres in portions of Crimson Ridge Addition as recorded in Volume 388-157, Page 70, PRTCT and in the Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast of the intersection of Everman Parkway and Race Street.
- c. Applicant: Crimson Ridge Land Partners, LLC and Everman Independent School District.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

11. PP-15-051 Crimson Ridge: 1 Multifamily Lot. Council District 8.

- a. Being approximately 21.164 acres in portions of Crimson Ridge Addition as recorded in Volume 388-157, Page 70, PRTCT and in the Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast of the intersection of Everman Parkway and Race Street.
- c. Applicant: Crimson Ridge Land Partners, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver of the requirement to extend existing Crimson Lane and Russet Trail into this preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.

12. VA-15-027 Azure Lane, Scarlet Court, and Sable Trail and portions of Scarlet Lane, Crimson Lane, and Russet Trail in the Crimson Ridge Addition. Council District 8.

- a. Being Azure Lane, Scarlet Court, and Sable Trail and portions of Scarlet Lane, Crimson Lane, and Russet Trail in the Crimson Ridge Addition, City of Fort Worth, Tarrant County, Texas dedicated by the plat recorded in Volume 388-157, Page 70, PRTCT.
- b. General Location: Southeast of the intersection of Everman Parkway and Race Street.
- c. Applicant: Crimson Ridge Land Partners, LLC and Everman Independent School District.
- d. Applicant Requests: Approval of a recommendation to City Council for street vacations in Crimson Ridge Addition and approval of an extension of the expiration of this recommendation to five (5) years.
- e. DRC Recommends: Approval of the requested vacation recommendation and approval of the requested extension of the expiration.

13. PP-15-054 CVS Harmon Addition: 2 Commercial Lots. Council District 7.

- a. Being approximately 11.887 acres in the Josiah Walker Survey, Abstract Number 1602, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Heritage Trace Parkway, west of Harmon Road, and south of Salvia Drive
- c. Applicant: Presidio Village LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver of the requirement to extend White Bear Trail through this site and approval of a waiver to allow a lot to be platted without access to public sewer.
- e. DRC Recommends: Denial of the preliminary plat and denial of requested waivers.

14. PP-15-056 The Trails of Marine Creek: 95 Single Family Detached Lots and 2 HOA Private Open Space Lots. Council District 2.

- a. Being approximately 16.33 acres in the J. Conwell Survey, Abstract Number 343, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Boat Club Road, south of Ferncreek Lane, west of Cascade Canyon Trail, and north of Cromwell Marine Creek Road.
- c. Applicant: VLMC, Inc.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow one block that exceeds the maximum block length allowed.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waiver.

15. PP-15-057 Summer Creek Crossing / The Dylan: 55 Single-Family Attached Lots, 5 Multi-Family Lots, 3 Mixed Use Lots, and 14 Private Open Space Lots. Council District 6.

- a. Being approximately 31.05 acres in the J. Vanlen Survey, Abstract No. 1871; J. F. Heath Survey, Abstract No. 641; A.H. Hodge Survey, Abstract No. 1789; and T&P RR. Survey, Abstract No. 1576, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Summer Creek Drive, north of Sycamore School Road, east of Chisholm Trail Parkway, and south of South Hills Baptist Church.
- c. Applicant: Summer Sycamore I, LTD.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow 39 single-family attached lots with rear entry garages to access a public access easement rather than a street; a waiver of the required street stub out to the unplatted tract to the north; and a waiver to allow an approximately 35-foot offset between two access drives rather than the 75-foot minimum offset required.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waivers.

16. PP-15-063 Walsh Ranch Quail Valley: 508 Single-Family Detached Lots, 30 HOA Private Open Space Lots, and 1 School Lot. Council District 3.

- a. Being approximately 217.62 acres in the M.C. Moulton Survey, Abstract No. 934; Heirs of C.H. Higbee Survey, Abstract No. 2740; and I. & G.N. R.R. Survey, Abstract Nos. 2004 and 1996, City of Fort Worth, Parker County, Texas.
- b. **General Location:** South of Old Weatherford Road, west of Walsh Ranch Parkway, and north of the intersection of IH-20 and IH-30.
- c. Applicant: Walsh Ranch Limited Partnership.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow two blocks that exceed the maximum block length allowed; approval of a waiver of various street design standards; and approval of a waiver to allow 20 single-family detached lots to access a public pedestrian access easement within a private open space lot with rear entry garages on public alleys.
- e. DRC Recommends: Approval of the preliminary plat and approval of the three requested waivers.

F. Other Matters of Business (1)

17. TA-15-001 Consideration of a Recommendation to the City Council for amendments to the Subdivision Ordinance. All Council Districts.

- a. To amend Article V, "General Standards," Section 31-81 to provide an adequate system of streets with multiple routes and connections serving the same origins and destinations.
- b. To revise Article VI, "Subdivision Design Standards," Section 31-101 to address internal as well as external connectivity, to ensure ingress and egress for single-family and multi-family developments, to measure internal network connectivity, and to provide external roadway network connectivity for subdivisions.
- c. To amend Article VI, "Subdivision Design Standards," Section 31-106 to specify mid-block access ways for schools, parks and open space recreation, to adjust the right-of-way and roadway design standards for industrial streets, to utilize a system of collector streets as a distribution mechanism between neighborhoods and arterials, to adjust street centerline offsets, and to add the Urban Residential "UR" District to the block face regulations.
- d. DRC recommends that the City Plan Commission make a recommendation to the City Council to adopt the amendments to the Subdivision Ordinance.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Fort Worth Council Chamberes es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.